EDR® Environmental
Data Resources Inc

The EDR-Historical Topographic Map Report

7.87-Acre Marietta Site
Manget Street and Frasier St
Marietta, GA 30060

January 30, 2005

Inquiry Number: 1350654-4

The Standard In Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.
Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

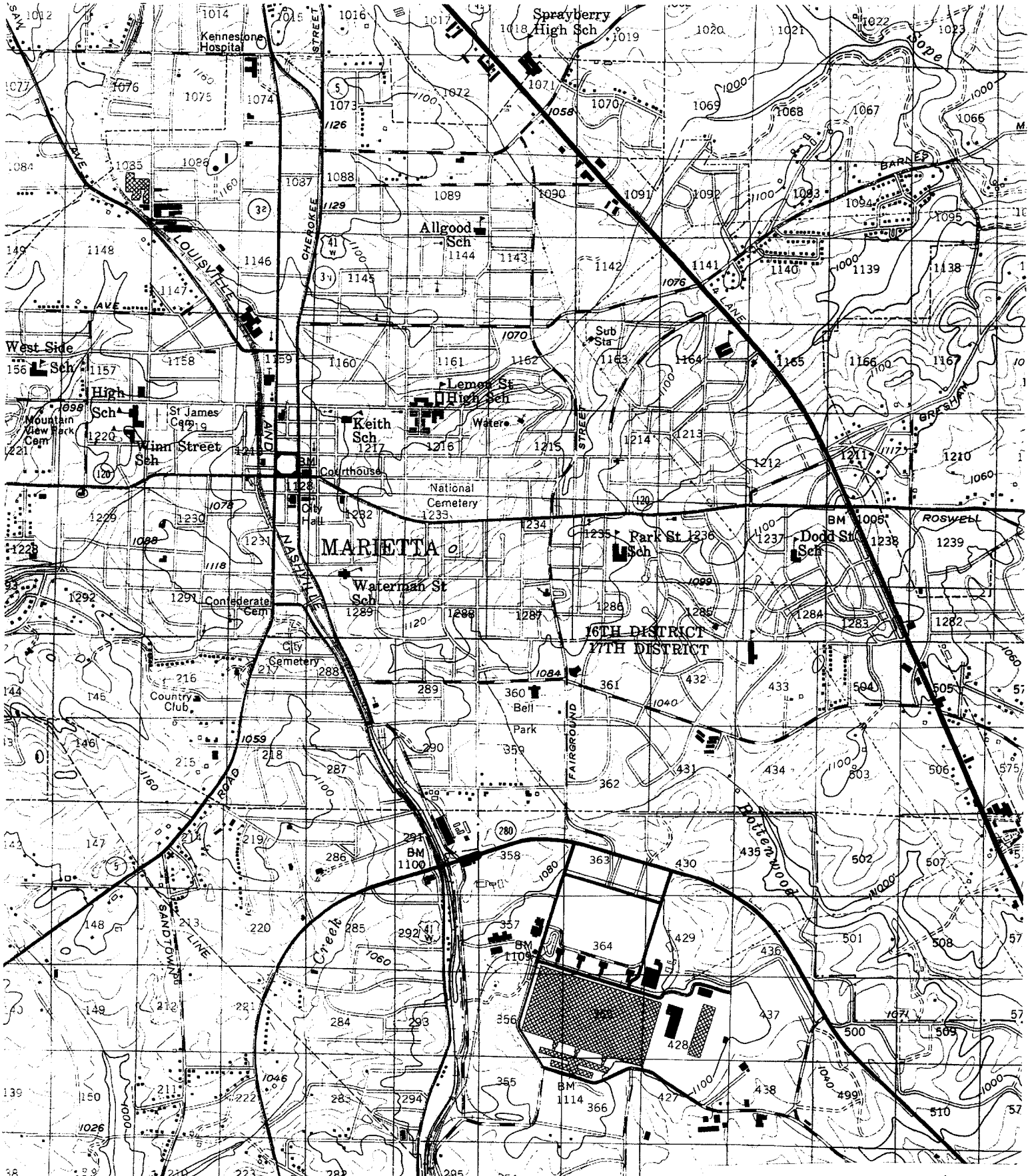
To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2 page 12.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.



Inquiry Number: 1350654-4

TP Quad [] Adj Quad [] ↑N

Quad Marietta

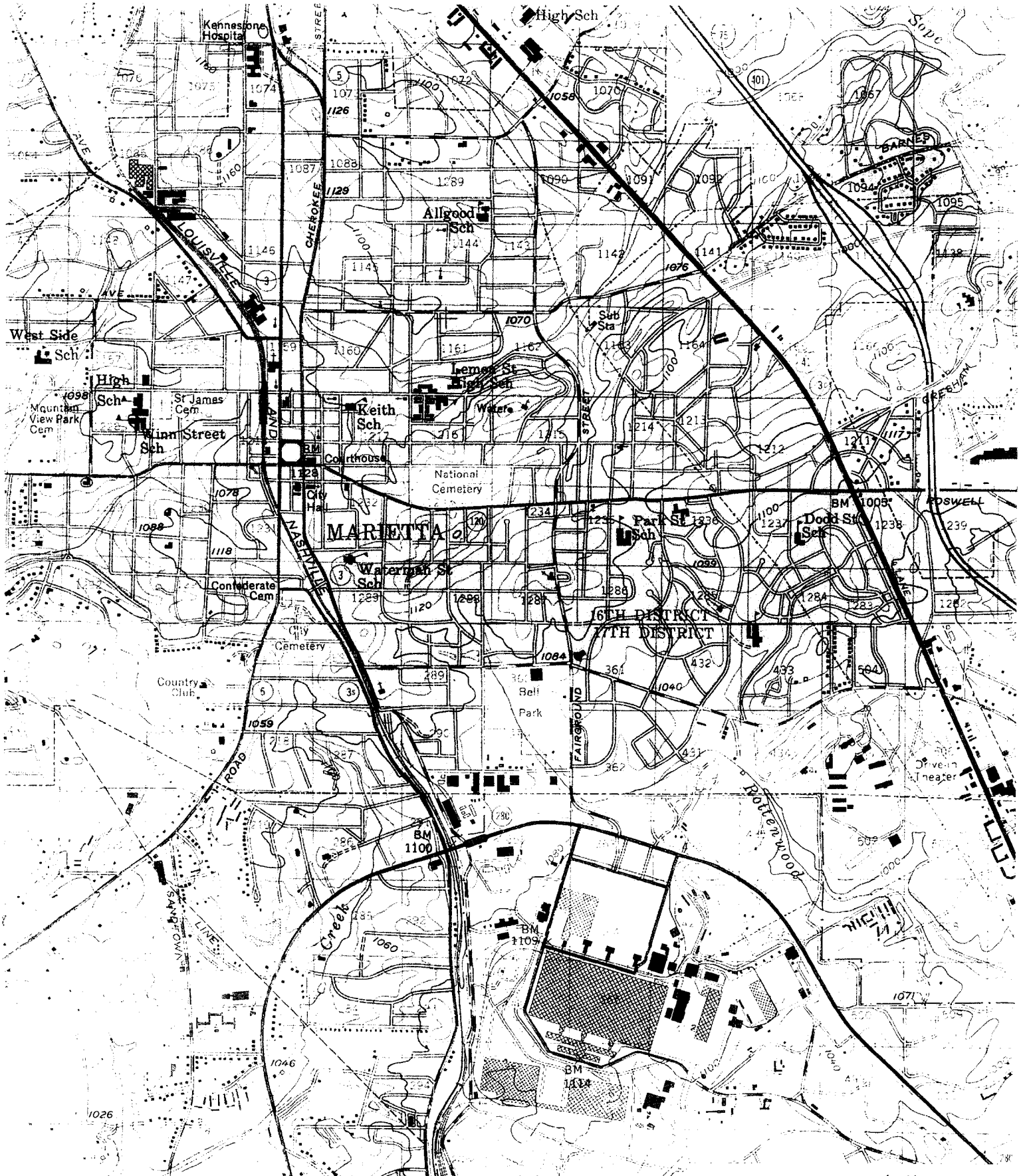
Minute Series [] 7.5 [] 15 [] 30 [] 30x60

Year 1954 []Provisional Edition []Revised

[]Photorevised []Inspected from _____

Scale [] 1:24,000 [] 1:25,000 [] 1:50,000

[] 1:62,500 [] 1:100,000 [] 1:125,000



Inquiry Number: 1350654-4

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Quad Marietta

Minute Series [] 7.5 [] 15 [] 30 [] 30x60

Year 1968 []Provisional Edition []Revised

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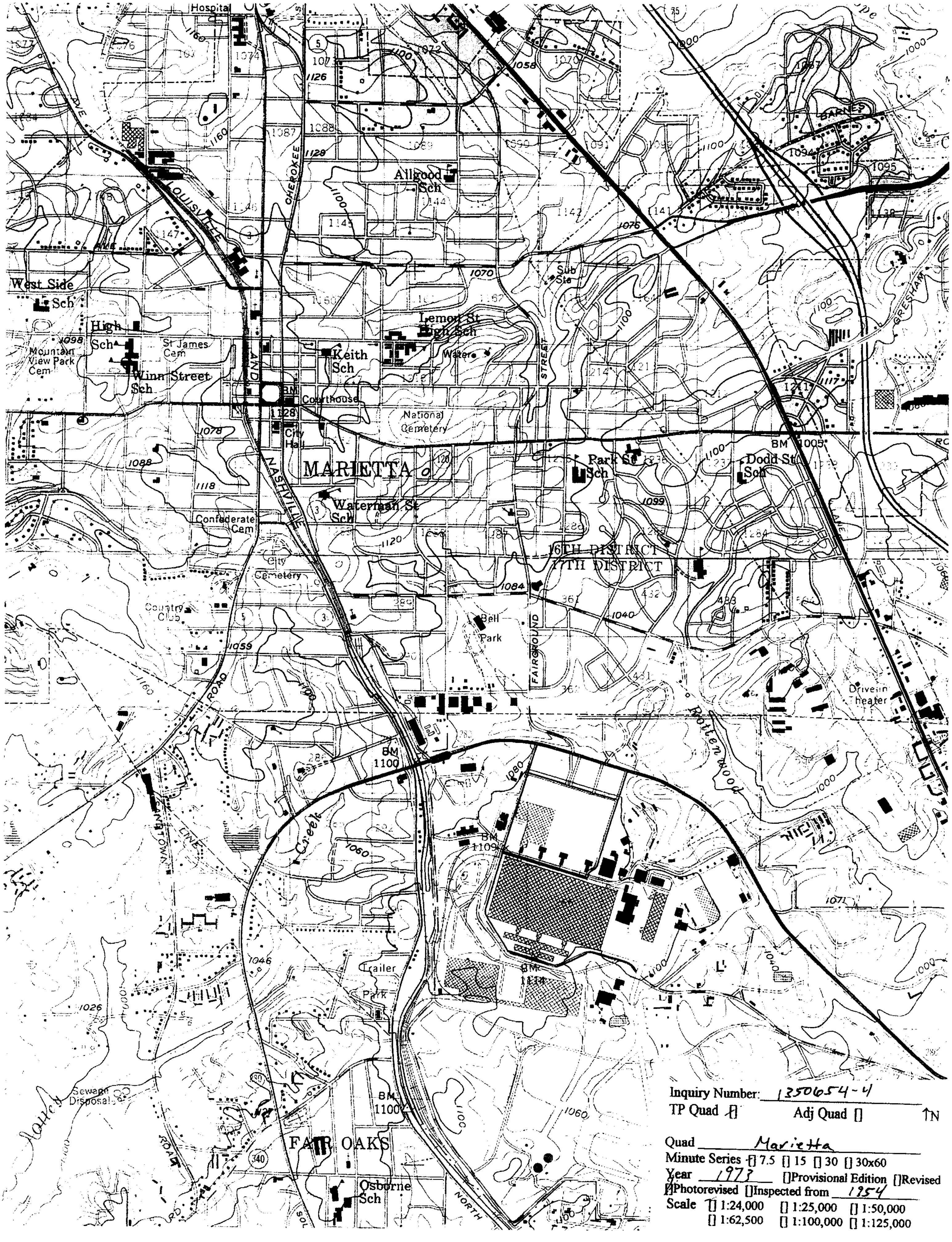

Inquiry Number: 1350654-4

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Quad Marietta

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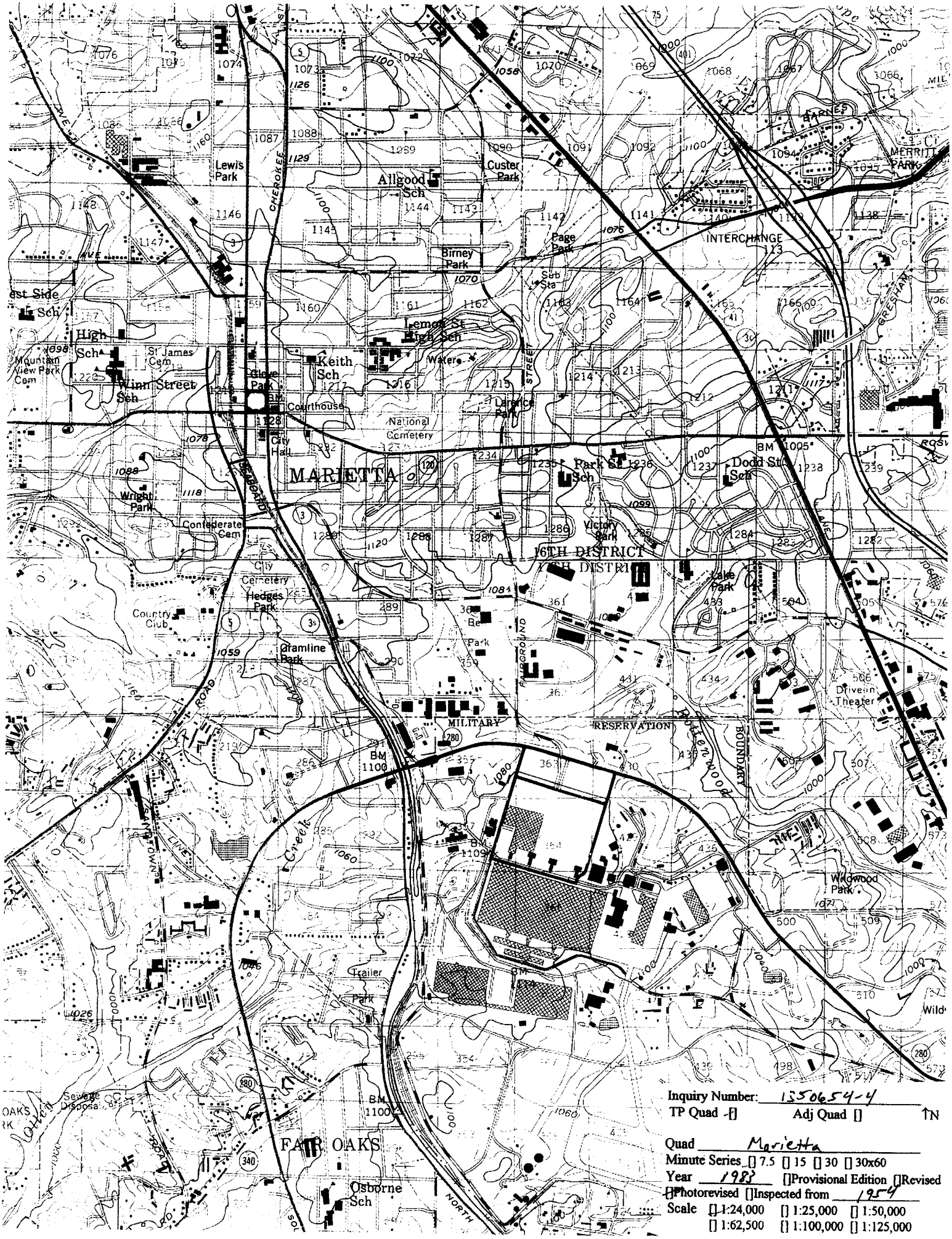
[] 1:62,500 [] 1:100,000 [] 1:125,000



Inquiry Number: 1350654-4

TP Quad [] Adj Quad [] ↑N

Quad Marietta

Minute Series [] 7.5 [] 15 [] 30 [] 30x60

Year 1983 []Provisional Edition []Revised

[]Photorevised []Inspected from 1954

Scale [] 1:24,000 [] 1:25,000 [] 1:50,000

[] 1:62,500 [] 1:100,000 [] 1:125,000

Inquiry Number: 1350654-4

TP Quad [] Adj Quad [] ↑N

Quad Marietta

Minute Series [] 7.5 [] 15 [] 30 [] 30x60

Year 1992 []Provisional Edition []Revised []Photorevised []Inspected from

Scale [] 1:24,000 [] 1:25,000 [] 1:50,000 [] 1:62,500 [] 1:100,000 [] 1:125,000

EDR™ Environmental
Data Resources Inc

The EDR-City Directory
Abstract

7.87-Acre Marietta Site
Manget Street and Frasier St
Marietta, GA 30060

February 23, 2005

Inquiry Number: 1350654-7

The Standard In Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.
City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources. Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires *"All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful."* (ASTM E 1527-00, Section 7.3.2, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories
City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a *"review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice." (ASTM E 1527-00, Section 7.3.2.1, page 12.)*

NAICS (North American Industry Classification System) Codes
NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: http://www.census.gov/epcd/www/naicsdev.htm.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

4. SUMMARY

- ***City Directories:***

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1968 through 1996. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:
City Directories Feb 23, 2005

Target Property:
Manget Street and Frasier St
Marietta, GA 30060

PUR ID Year	*Uses*	*NAICS*	*Source*
-- 1968	Address not Listed in Research Source	N/A	Atlanta''s City Directory
-- 1972	Address not Listed in Research Source	N/A	Mullin-Kille''s City Directory
-- 1987	Address not Listed in Research Source	N/A	Polk''s City Directory
-- 1996	Address not Listed in Research Source	N/A	Polk''s City Directory

Adjoining Properties

SURROUNDING
Multiple Addresses
Marietta, GA 30060

PUR ID Year	*Uses*	*NAICS*	*Source*
1968	****Frasier Street****		Atlanta''s City Directory
	Address not listed in research source (477)	N/A	
	****Haley Street****		
	Residence (494)		
	Residence (495)		
	****Manget Street****		
	Apartments (2 apts) (275)		
	Address not listed in research source (456)	N/A	
	****South Avenue****		
	Residence (251)		
	Apartments (4 apts) (258)		
1972	****Frasier Street****		Mullin-Kille''s City Directory
	Apartments (4 apts) (477)		
	****Haley Street****		
	Residence (494)		
	Residence (495)		
	****Manget Street****		
	Address not listed in research source (275)	N/A	
	Address not listed in research source (456)	N/A	
	****South Avenue****		
	Residence (251)		
	Apartments (4 apts) (258)		
1987	****Frasier Street****		Polk''s City Directory

PUR ID Year	Uses	NAICS	Source
1987 (continued)			
	Residence (477)		
	Haley Street		
	Residence (494)		
	Residence (495)		
	Manget Street		
	Residence (275)		
	Address not listed in research source (456)	N/A	
	South Avenue		
	Residence (251)		
	Residence (258)		
1996	**Frasier Street**		Polk''s City Directory
	Address not listed in research source (477)	N/A	
	Haley Street		
	Residence (494)		
	Residence (495)		
	Manget Street		
	Residence (275)		
	Address not listed in research source (456)	N/A	
	South Avenue		
	Residence (251)		
	Residence (258)		

SCOPE OF SERVICES

GEO HYDRO ENGINEERS

Mr. Gary Mongeon
Marietta Redevelopment Corporation
205 Lawrence Street
Marietta, Georgia 30061

January 21, 2005

Proposal to Perform
Phase I Environmental Site Assessment and
Limited Asbestos and Lead-Based Paint Screen
7.87-Acre Tract – Marietta Site
Marietta, Georgia
Geo-Hydro Proposal Number 8599-6

Dear Mr. Mongeon:

Geo-Hydro Engineers, Inc. appreciates the opportunity to present this proposal to perform preliminary due diligence environmental services for the above referenced property. We understand the subject property consists of 27 properties located within and adjacent to the block formed by Manget, Frasier, and Haley Streets and South Avenue within the City limits of Marietta. The assembled site contains approximately 7.87 acres and 57,000 square feet of existing buildings. The majority the building square footage corresponds to fifteen quadruplex apartment buildings constructed in the 1940's. We will perform this work in general accordance with ASTM E-1527-00, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I assessment report will not include sampling or testing of soil, groundwater, radon, methane, or other materials at the site. A limited asbestos and lead-based paint screen will be performed as described below.

SCOPE OF WORK – PHASE I ENVIRONMENTAL SITE ASSESSMENT

1.0 ASSESSMENT PROCEDURES AND METHODS

1.1 Site History

a. Aerial Photographs
We will review and interpret available historical aerial photographs of the site and surrounding area to allow inference regarding historical site usage.

b. Maps and Data
We will review pertinent available documents and maps regarding local geologic and hydrogeologic conditions. We will review and interpret available topographic and archival land use maps of the site to aid in the establishment of past site usage. We will review practically reviewable data regarding past site usage.

c. Historical Use Information

We will review as many standard historical sources as are necessary and reasonably ascertainable to develop a history of the previous uses of the subject site and surrounding area in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject site. Standard historical sources include aerial photographs, fire insurance maps, property tax files, and recorded land title records.

1.2 Site Reconnaissance

a. Present Use and Improvements

We will identify present use, improvements, and facilities on the site, if any.

b. Topography

We will review the range of site elevations, overall site topography or slope, and significant physiographic features.

c. Hydrology

We will make observations at the site regarding hydrology, and review reasonably available published hydrologic data for the area.

d. Site Inspection

We will physically inspect the subject site. We will make observations for reasonably ascertainable recognized environmental conditions.

e. Chemicals and Raw Materials

We will identify reasonably ascertainable hazardous or potentially hazardous chemicals or raw materials used, generated, stored, released, transported, or disposed of in connection with the site.

f. Polychlorinated Biphenyls (PCB's)

We will make observations for the presence of potential PCB containing equipment and PCB contamination.

g. Wells

We will attempt to visually identify any active or inactive wells on the site.

h. Pits and Sumps

We will attempt to identify readily accessible pits and sumps located on the subject site.

i. On Site Storage Tanks

We will attempt to identify if above ground and underground storage tanks exist at the site.

j. Drinking Water, Wastewater Streams, and Utilities
We will attempt to identify drinking water sources. We will attempt to identify disposal methods for wastewater. We will attempt to identify all utilities available at the site.

k. Adjacent Property
We will perform a windshield survey of adjoining properties, their uses, and potential impact on the site.

l. Photographs
We will take representative photographs of the subject site and observed recognized environmental conditions.

1.3 Interviews
We will attempt to conduct interviews to determine possible recognized environmental conditions on the subject property.

1.4 Records Review

a. Regulatory Listings
We will review reasonably ascertainable data bases for inclusion of the site and adjoining property, and surrounding property within the approximate minimum search distance stipulated in ASTM E-1527 for inclusion on the US EPA National Priorities List (NPL), the CERCLIS list, underground storage tanks (UST's), and leaking underground storage tanks (LUST's).

b. Soils
Based on our experience in the area and review of USDA Soil Conservation Service maps, we will identify general subsurface soil conditions.

c. Geology
We will review available geologic maps and other practically reviewable geologic data.

d. Landfills
We will review reasonably ascertainable databases for indications of past solid waste disposal at the site.

1.5 Other Review
We will attempt to identify any other matters which we believe to be relevant with regard to recognized environmental conditions including the potential for pesticide and herbicide usage.

1.6 Further Assessment

We will identify the need for additional testing.

2.0 ASSESSMENT REPORT

We will prepare an assessment report presenting the results of the above inquiry. The report will generally follow the format provided in Appendix X2 of ASTM E-1527.

SCOPE OF WORK - LIMITED ASBESTOS SCREEN

1.0 The intent of the asbestos survey will be to identify the presence of friable and non-friable asbestos containing material within 5 of the quadruplex apartment buildings to provide a representative sampling of the buildings. An EPA-accredited asbestos inspector will screen the 5 selected buildings in general accordance with ASTM's *Draft Standard Guidance for Limited Asbestos Screens of Buildings,* dated April 23, 2003.

2.0 An EPA-accredited asbestos inspector will visit the site. The inspector will conduct a walk-through of the 5 selected buildings to look for suspect asbestos-containing materials (ACMs) and will designate homogeneous sampling areas.

3.0 Where possible, one or more representative samples of suspect ACMs will be obtained from each homogeneous sampling area. We will expend reasonable time and effort to identify and sample as many homogeneous areas of suspect ACMs as possible. Representative samples of suspect ACM will be collected; however, some areas within the buildings may be inaccessible to us. Those areas may be found to contain ACMs during renovation and demolition activities.

4.0 The samples will be submitted to a laboratory accredited by the National Voluntary Laboratory Accreditation Program (NVLAP) and American Industrial Hygiene Association (AIHA). This proposal assumes up to **40 suspect ACM samples** will be tested for asbestos content using polarized light microscopy (PLM).

5.0 We will prepare a survey report to present our procedures and findings.

SCOPE OF WORK - LIMITED LEAD-BASED PAINT SCREEN

1.0 Our lead-based paint inspector will visit the site. The inspector will conduct a walk-through of 5 of the quadruplex apartment buildings to look for suspect lead-based paint (LBP) and will designate homogeneous sampling areas. Representative samples of suspect LBP will be collected to provide a representative sampling of the subject site buildings; however, some areas within the buildings may be inaccessible to us. Those areas may be found to contain LBP during renovation and demolition activities.

2.0 The paint chip samples will be analyzed for concentrations of lead in accordance with EPA methods. Please note this sampling will result in some damage to the painted surfaces. This proposal assumes up to **10 suspect LBP samples** will be collected for lead analysis.

3.0 We will prepare a survey report to present our procedures and findings.

COST INFORMATION

Based upon the scope of work outlined above, we will charge a lump sum fee of $ Our fee does not include Georgia EPD file reviews. If file reviews are necessary, we will charge on a time and materials basis.

SCHEDULE

After receiving notice-to-proceed, we will substantially complete the Phase I Environmental Site Assessment within 10 business days, and provide you with a verbal summary of our findings at that time. We expect to provide a completed report within 3 weeks of notice-to-proceed.

*****

We are pleased to have been asked to submit this proposal and are looking forward to the opportunity of working on this project. If this proposal is acceptable, please send us your Professional Service Contract and notice to proceed letter. If you have any questions concerning this proposal or any of our services, please contact us.

Sincerely,

GEO-HYDRO ENGINEERS, INC.

John F. O'Brien, CHMM
Senior Environmental Scientist

Email: *jobrien@geohydro.com*

JFO/LEB/sh/env/props/85996(PESA-ACM-LBP).doc

Enclosure

GEO HYDRO ENGINEERS

RESUMES

GEO HYDRO ENGINEERS

EDUCATION:

B.C.E. Civil Engineering (Highest Honor)
Georgia Institute of Technology, 1976

MILTON O. SCHREIBER, P.E.
Managing Principal

REGISTRATION:

Professional Engineer:
Georgia, North Carolina, South Carolina,
Louisiana, Alabama
Georgia Registration No.: 012480

SPECIALTIES:

Geotechnical Engineering, Deep Foundations, Earth Dams
Settlement of Structures, Slope Stability Analysis,
Shallow Foundations, Computer Analysis, Geophysical Methods

EXPERIENCE:

Over twenty-four years experience in geotechnical engineering for buildings, earth embankment dams, bridges, highways, and environmental matters. Has planned and directed geotechnical studies for over five hundred projects ranging from subsurface investigations for structures to environmental site audits. Extensive experience in the solution of difficult foundation problems.

REPRESENTATIVE PROJECTS:

Industrial:

Mobil Chemical Company in Covington, Georgia A $20 million manufacturing expansion.

Lockheed L-45 Building in Marietta, Georgia Process installation and expansion involving heavy machinery and extensive excavation.

Commercial:

Parkway 75 Office Building in Marietta, Georgia Twelve story building supported by drilled pier foundations.

Atlanta Industrial Park, Fulton County, Georgia Development of office, warehouse, and light industrial buildings.

Institutional:

Chapel Hill Harvester Church in Decatur, Georgia Multi-phase development including 5,500 seat santuary and educational facilities.

Eastside Baptist Church in Marietta, Georgia A $2 million expansion project.

Floyd Medical Center in Rome, Georgia Multi-phase expansion to existing facilities involving mid-rise construction.

Governmental:

Gordon County Jail in Calhoun, Georgia Detention facility and parking deck involving modular construction and extensive excavation.

Little River/Rose Creek Water Pollution Control Plant in Cherokee County, Georgia Waste water treatment facility near the Etowah River including storage reservoir and earth embankment dam.

PROFESSIONAL AFFILIATIONS:

American Society of Civil Engineers
International Society of Soil Mechanics and Foundation Engineering

EDUCATION:

B.S. in Marine Science/Biology,
East Stroudsburg University, 1985

JOHN F. O'BRIEN, CHMM
Senior Environmental Scientist

SPECIALTIES:

Phase I & II Environmental Site Assessments; Asbestos, Lead-Based Paint, and Mold Surveys; UST Closure Reporting; HSRA Compliance, and NPDES Storm Water Compliance

EXPERIENCE:

Over 16 years of experience investigating and characterizing hazardous and non-hazardous properties for commercial, industrial, and government clients. The basic project approach centers on defining the site's environmental concerns, interfacing with State and Federal regulatory agencies, and designing a site investigation based on current environmental protocols to help resolve or mitigate the potential environmental impacts associated with a site.

REPRESENTATIVE PROJECTS:

CVS/pharmacy Real Estate Sites, Georgia and Alabama: Provided environmental services including Phase I and Phase II environmental site assessments, UST closures, asbestos and lead-based paint surveys as part of the CVS/pharmacy site procurement process. Identification of potential environmental issues and rapid turn-a-round times for Phase II environmental testing and UST closures helped maintain aggressive construction schedules.

Cellular Communication Tower Sites, Georgia, Tennessee, and South Carolina: Over a four period, provided over 400+ Phase I and Phase II environmental site assessments for BellSouth, Crown Castle Communications, Nextel, and other cell tower developers as part of their due diligence process. Site assessment work included NEPA checklists, Section 106 historical reviews, and interfacing with Georgia Historic Preservation Division.

Federal Aviation Administration (FAA) Fuel Storage Program, Atlanta, Georgia: Managed the closure, removal, and installation of underground fuel storage systems at FAA facilities located throughout the southeast.

USAF, Various USAF/RAF Bases, United Kingdom: Surveyed and sampled building structures for asbestos containing materials as part of a $1.5 million asbestos survey conducted at six RAF/USA Air Force Bases located throughout England in the United Kingdom

USACOE, Environmental Sites, USA: Managed large U.S. Army Corps of Engineers Hazardous and Toxic Waste Investigations located in Ohio, New York, and South Carolina. The investigations assessed the presence or absence of hazardous or toxic substances at active and inactive Department of Defense (DoD) facilities. Project tasks included asbestos and radiation surveys, monitoring well installations, soil and ground water chemical analyses, soil gas surveys and aquifer tests to determine subsurface contamination migration, and identification of unknown waste.

PROFESSIONAL CERTIFICATIONS:

- Certified Hazardous Materials Manager, CHMM
- Hazardous Waste Operations (HAZWOPER) Supervisor Certification
- Asbestos and Mold In-Building Inspector Certifications
- Georgia DOT and Georgia EPD Qualified Person in NPDES Certification